Land use designations

Designation and description	Components	Notes
Residential area Essentially residential areas including mixed activities, especially mixed retail/residential streets	▪ Housing ▪ Retail ▪ Public or institutional facilities	The by-laws will divide the predominantly residential areas, retail zones and public or institutional facility areas into separate zones. By-laws will determine land use according to the nature of environments and boroughs. By means of land use management mechanisms (as-of-right uses, conditional uses, floor area limits, retail continuity obligations, restriction of certain uses, etc.), they will ensure a smooth interface between residential and non-residential activities. To safeguard both the coherence of living environments and a healthy mix of uses, by-laws may recognize certain industrial uses present at the moment of the Master Plan's adoption.
Mixed-use area Diversified areas comprising a variety of activities and housing. A number of these areas encompass sub-areas that are designated for increased housing and employment density.	▪ Housing ▪ Retail ▪ Office buildings ▪ Commercial buildings ▪ Buildings housing light industry ▪ Public or institutional facilities	The by-laws will define the zones and determine authorized uses in accordance with the nature of the environments in order to ensure a smooth interface between essentially residential areas and more intensive activity areas.
Employment area Economic activity areas comprising essentially industrial and/or retail activities. Housing is excluded in these areas.	▪ Industrial buildings ▪ Office buildings ▪ Commercial buildings ▪ Public or institutional facilities	The by-laws will ensure that the uses presented in the Employment Areas Map (see Section 2.4) are reflected. The by-laws will define the zones and determine authorized uses in accordance with the nature of the environments, particularly to limit major nuisance-generating uses to industrial employment areas.
Rural area Areas of a rural nature, comprising housing and agricultural activity.	▪ Housing ▪ Agriculture and complementary industrial activities ▪ Public or institutional facilities	
Major institutional facility Areas comprising facilities and land reserved for institutional activities that play an important service role in the Montréal community.	▪ Major institutional facilities (education, health care, sports, culture) ▪ Public or institutional facilities ▪ Complementary retail and housing	

Land use designations

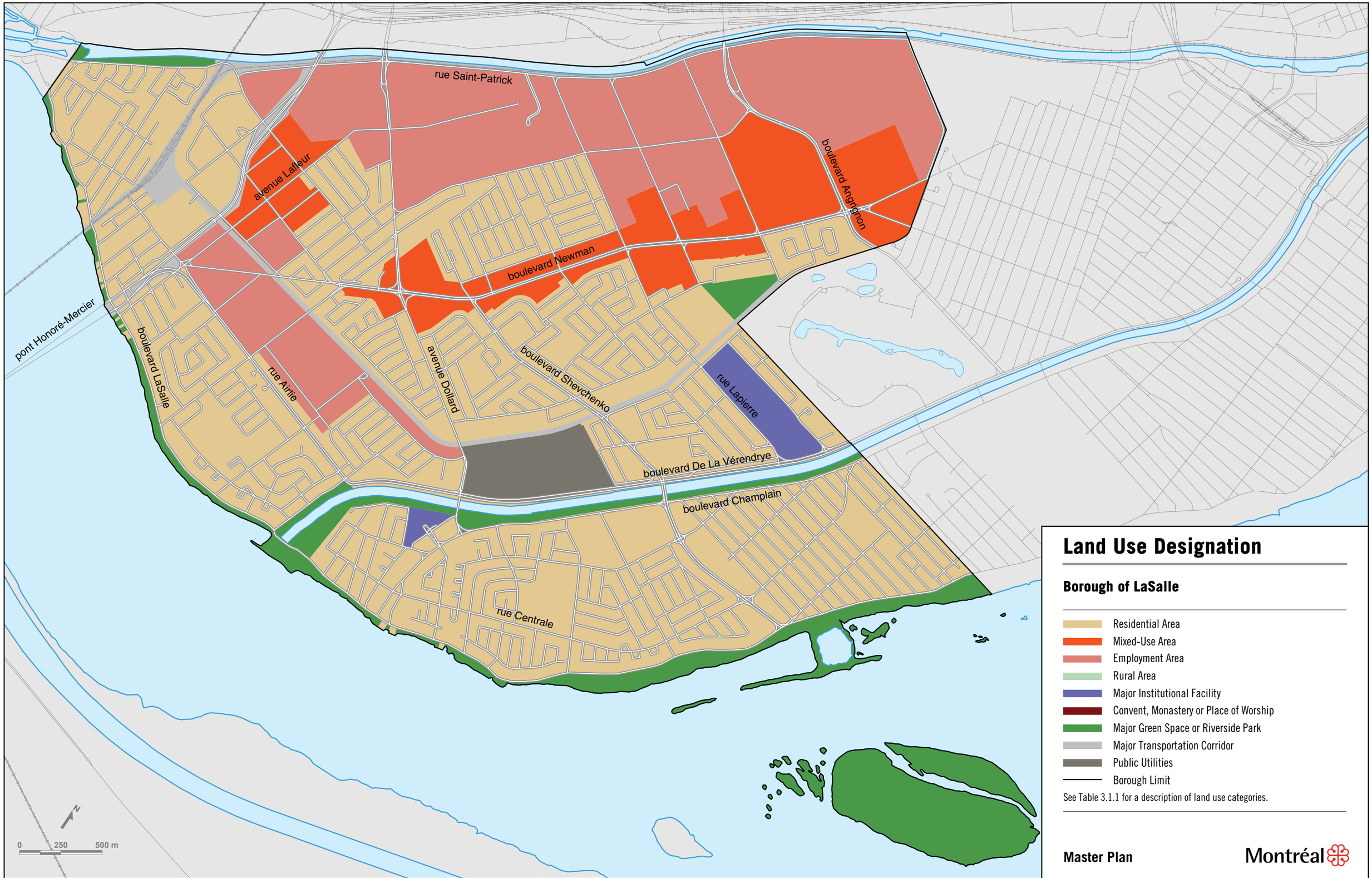
Designation and description	Components	Notes
Convent, monastery, or place of worship Areas comprising structures and sites reserved for convents, monasteries, or other religious establishments.	■ Buildings devoted to religious orders, including residences ■ Places of worship ■ Public or institutional facilities ■ Complementary retail and housing	Even if they are not identified on Map 3.1.1, areas subject to this land use category are included on the lists of heritage buildings in Part II.
Major green space or waterside park Areas reserved for green or natural spaces of City-wide importance or located on a riverbank, as well as major cemeteries.	■ Major and metropolitan parks ■ Nature parks ■ Public areas ■ Nature reserves ■ Public riverbanks and islands ■ Major cemeteries ■ Golf courses ■ Casino, business and complementary services public facilities	The riverbanks and islands in question, along with the summits of Mount Royal, are publicly owned spaces, primarily local parks. This designation recognizes the presence of residential enclaves in some nature parks at the time the Master Plan is adopted. The by-laws do not allow Casino, business and complementary services public facilities except on lots 2 988 178, 2 988 179 and 2 988 180 of the Québec Land Register, where this land use is permitted without restriction to floor area.
Major transportation corridor Areas reserved for transportation, specifically the main passenger and freight transportation infrastructure.	■ The parts of the road network under the jurisdiction of the federal and Québec governments ■ Port, rail and airport infrastructure ■ Complementary uses and infrastructure	The by-laws will divide the railyards as well as the port and airport areas into separate zones. This obligation does not apply to the road network and the rail corridors.
Public utilities Areas comprising structures and sites reserved for public utilities.	■ Electrical substations, water or wastewater treatment plants, public works yards, etc.	

General notes:

Part II of the Plan includes one map for each borough, which identifies local parks whose designation is confirmed by the Master Plan. The conversion of any park or any part thereof for purposes other than a complementary use or local public facility requires an amendment to the Master Plan.

Parks, cemeteries, golf courses, transformer stations and public works yards are authorized in all designations.

On the accompanying maps, the limits of land use designation areas should be interpreted as corresponding with street, lane and cadastral boundaries.



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